

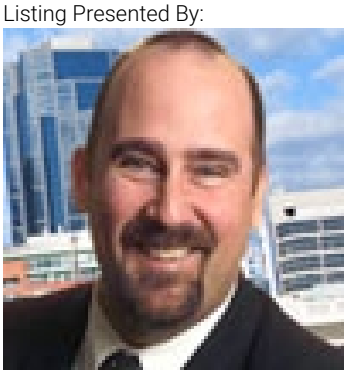
642193 104 Street Rural Foothills County Alberta

$1,074,999

***EASY MORTGAGE QUALIFICATION WITH RENTAL OFFSET CALCULATION *** MASSIVE $120,000 PRICE REDUCTION *** EFFECTIVELY TWO HOUSES ON ONE ACREAGE PROPERTY!! 642193-104 St East AND 10-642193-104 St East being sold TOGETHER.Discover a one-of-a-kind country retreat where rustic log-home charm meets exceptional craftsmanship & modern convenience.Set on 3.69 acres-with the option to purchase an adjacent 3 acres already fenced in-this beautifully maintained property offers sweeping prairie and mountain views,unmatched privacy,and an ideal location just a 10 min walk to Cayley,12 minutes to High River,and 35 minutes to south Calgary.With numerous updates and upgrades,this handcrafted log home radiates warmth with its natural wood finishes,hardwood & tile flooring, and expansive west-facing windows that fill the open-concept interior with natural light.The newly sanded,stained,and re-chinked exterior is finished with a stain that does not need sanding for future maintenance ($50K)!Thoughtful features include a walk-in pantry, abundant kitchen cabinetry,gas range,walk-in closet, a soaker tub with new Roman high-flow jetted fixture & screened in private deck off the primary bedroom ($2K).The Ensuite shower is drywalled and ready for BUYER'S CHOICE of tile ($8K)!! A cozy loft with a catwalk and built-in reading bench adds architectural charm,the primary bedroom showcases a custom log king-sized bed.Extensive upgrades include a new planter box and deck to the entrance ($4K),steel beams with metal strapping,a high-efficiency WETT-certified wood stove w/custom heat shield (capable of heating the home exclusively),a 2022 metal roof w/new plywood sheathing($35K),a 2025 septic tank ($18K),RHEEM Marathon 80-gallon hot water tank w/timer and 100-year warranty (including $4K in upgraded plumbing,water filtration & softener systems,a fully paid 5.46KW solar array ($12K),and new primary bedr...

Living room 17.00 Ft x 14.00 Ft
Kitchen 15.00 Ft x 14.00 Ft
Pantry 5.50 Ft x 5.08 Ft
Dining room 12.00 Ft x 10.00 Ft
Bedroom 13.50 Ft x 12.50 Ft
Bedroom 14.00 Ft x 11.92 Ft
Laundry room 13.50 Ft x 6.67 Ft
Bonus Room 22.00 Ft x 13.92 Ft
Primary Bedroom 23.50 Ft x 14.25 Ft
Other 7.42 Ft x 5.00 Ft
4pc Bathroom 8.42 Ft x 5.00 Ft
Other 7.00 Ft x 3.50 Ft
Living room 21.58 Ft x 12.42 Ft
Kitchen 12.33 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

RE/MAX Realty Professionals

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4pc Bathroom 8.83 Ft x 5.17 Ft

Furnace 5.33 Ft x 5.17 Ft

Workshop 23.33 Ft x 11.33 Ft

Dining room 9.50 Ft x 9.25 Ft

Bedroom 16.42 Ft x 9.67 Ft

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